



WOLSEY WAY, CHERRY HINTON, CAMBRIDGE, CB1 3JQ

- Cambridge Train Station - approx. 1.9 miles
- Addenbrookes Hospital - approx. 2.5 miles
- The Spinney Primary School - approx. 0.9 miles

3 Bedrooms • Low maintenance garden • Garage • EPC rating D

DESCRIPTION

As you enter the property, you are greeted by a welcoming entrance hallway. Leading to the living room, which is adorned with tasteful décor and illuminated by natural light. A featured inset electric fireplace creates a cozy ambiance, perfect for relaxing evenings. Convenient understairs storage ensures clutter is kept at bay, while French doors seamlessly connect to the spacious kitchen dining room. With an array of modern appliances including a Neff induction hob and extractor fan, integrated Hotpoint fridge freezer, Hotpoint dishwasher, Hoover washing machine, and an eye level Hotpoint double oven set against a backdrop of stylish wall and base matching units. Double glazed sliding doors ensure the blend of outdoor and indoor entertaining.

Venturing to the first-floor landing, equipped with an airing cupboard and a pull-down hatch with ladder access to loft which is fully boarded with ample storage and lighting. Continuing from the landing, you will discover three bedrooms, each offering its own unique charm. The main double bedroom provides views from the front facing window. Meanwhile, bedroom two overlooks the rear garden. Bedroom three, with its thoughtful over stairs storage, offers versatility for use as a bedroom, home office, or hobby space.

A BEAUTIFULLY PRESENTED AND EXTENDED 3-BEDROOM MID TERRACE FAMILY HOME SITUATED IN THIS POPULAR QUIET RESIDENTIAL AREA IN CHERRY HINTON.



The contemporary shower room is sure to impress, featuring a shower cubicle, low-level WC, wash hand basin with mixer tap, storage cupboards, and a heated towel rail. Tiled splashbacks and flooring add a touch of elegance, while a double-glazed opaque window to the rear ensures privacy.

OUTSIDE

Externally, the property offers both front and rear gardens, each offering their own outdoor oasis. The front gravelled garden, with a pathway, and lush greenery, creates a welcoming first impression. In the low-maintenance rear garden, bordered by wooden fence panels, a laid patio and raised border bedding with a variety of plants and rockery provide the perfect backdrop for outdoor gatherings and relaxation. A charming decking area offers additional space for al fresco dining or soaking up the sunshine. Completing the outdoor amenities is a timber-framed shed for storage and rear access through a passage leading to the en bloc single garage, providing convenience for homeowners.

LOCATION

Cherry Hinton is a popular residential area situated to the south of the city. It offers excellent local amenities including a variety of shops, cafes and public house, as well as doctors and dentists' surgeries and schooling. A Tesco superstore and Sainsbury's are also within walking distance. There is a regular bus service into the city and the station along with the open, recreational spaces of Cherry Hinton Hall. The village is superbly located for access to major road links including the A11, A14 and M11 along with the Science/Business Parks in the area and Addenbrookes' Hospital.

ADDITIONAL INFORMATION

Tenure: Freehold

Services: All mains services connected

Local Authority: Cambridge City Council

Viewings: Strictly by appointment with the Selling Agents,
Carter Jonas 01223 403330



Wolsey Way

Approximate Gross Internal Area = 949 sq ft / 88.2 sq m
(Excluding Shed)
Garage = 119 sq ft / 11.1 sq m
Total = 1068 sq ft / 99.3 sq m



This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	87	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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